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This Instrument Prepared By:

Joseph B. Pitt, Jr., Attorney at Law
First American Center, Suite 105
315 Deaderick Street
Nashville, TN 37238-0105

BOOK 8636 PAGE 421

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL NO.:
Michael R. Rosa and wife, Ann K. Rosa 300 Cana Circle Nashville, TN 37205	None	Map 129-11-A; Parcel 300 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John D. Geny and wife, Vickie L. Geny (the "Grantors"), have bargained, sold and leased, and by these presents do transfer, convey and lease unto Michael R. Rosa and wife, Ann K. Rosa (the "Grantees"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 117R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.
>
> Being the same property conveyed to Kathryn Geny, a

single person, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. of record in Book 7422, page 844, Register's Office of Davidson County, Tennessee; the said Kathryn Geny having since died testate and by her Will of record in Will Book 176, page 158, Probate Court for Davidson County, said property was devised to John D. Geny.

THIS SUBLEASE AND CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Provisions of Tennessee Code Annotated, Section 64-2701, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, recorded in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, and by the Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 650, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

5. Storm water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, Tennessee, of record

in Book 6862, page 384, Register's Office for Davidson County, Tennessee.

6. Subject to terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated July 15, 1986, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

7. Non-Disturbance Agreement effective July 15, 1986, by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc., of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.

8. Real estate taxes for 1992.

THIS IS IMPROVED PROPERTY known as No. 117R, 300 Cana Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, for the term of the Ground Lease, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

By acceptance of delivery of this instrument, the Grantees agree that this conveyance shall constitute both a sublease by

Grantors to Grantees of the above described condominium apartment for the full term of the Ground Lease and any extension thereof, and a conveyance by Grantors of all right, title and interest of the Grantors in the described condominium apartment. Grantees understand that Grantors are not conveying the real estate in fee simple.

WITNESS our signatures on this 21 day of May, 1992.

John D. Geny
John D. Geny

Michael R. Rosa
Michael R. Rosa

Vickie L. Geny
Vickie L. Geny

Ann K. Rosa
Ann K. Rosa

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Michael R. Rosa
AFFIANT

Subscribed and sworn to before me this 21 day of May, 1992.

Linda T. Jones
NOTARY PUBLIC

My Commission Expires: 1-17-1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Jones, a Notary Public in and for said County and State, John D. Geny, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of May, 1992.

Linda V. Jones
NOTARY PUBLIC

My Commission Expires: 1-17-1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Jones, a Notary Public in and for said County and State, Vickie L. Geny, the the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of May, 1992.

Linda V. Jones
NOTARY PUBLIC

My Commission Expires: 1-17-1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Jones, a Notary Public in and for said County and State, Michael R. Rosa, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of May, 1992.

Linda V. Jones
NOTARY PUBLIC

My Commission Expires: 1-17-1994

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Jones, a Notary Public in and for said County and State, Ann K. Rosa, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of May, 1992.

Linda V. Jones
NOTARY PUBLIC

My Commission Expires: 1-17-1994

IDENTIF. REFERENCE 14004

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